



LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

RECEIVED

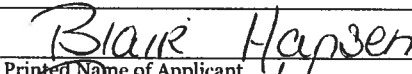

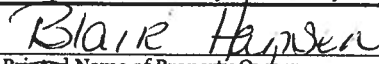

APR - 9 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

PLEASE PRINT IN INK OR USE TYPEWRITER

TYPE OF APPLICATION SPEX _____ 1972 Zoning Ordinance _____ 1993 Zoning Ordinance <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Application Number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____																													
Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR & STMP)																															
Total Number of Cross-Sections (FPAL Type II & FPST)																															
Estimated Square Feet of Land Disturbance (SPEX) 190,000 sf																															
Project Name: Broad Run Contracting Dulles Trade Center West Lot 12		Subdivision Name (if different from project name): Dulles Trade Center West Subdivision Section: Lot Numbers:																													
Description of Proposed Project: (Must be completed) A special exception to allow the use of "Storage of empty solid waste vehicles and containers" as per 4-604(TT) of the Zoning ordinance.																															
Number and Types of Proposed Lots Residential _____ Non-residential _____ Conservancy _____ Open Space _____ Other (Specify type) _____		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications). <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Total Units</th> <th>Quantity Affordable</th> <th>Quantity Elderly</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi-detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Townhouse</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-family</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-detached				Townhouse				Multi-family				Other (specify)				Total			
	Total Units	Quantity Affordable	Quantity Elderly																												
Detached																															
Semi-detached																															
Townhouse																															
Multi-family																															
Other (specify)																															
Total																															
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:																															
Category	Description of Use	Square Footage																													
Ag-Residential																															
Sales & Service																															
Office	Contractor Service Establishment	9,600																													
Industrial																															
Gov't., Utilities & Public Service																															
Recreation & Special Interests																															
Transportation & Communications																															
Education & Training																															
Other (specify)	Storage of empty solid waste vehicles and containers/Contractors Service Establishment	18,908																													
Total Square Footage		28,508																													
PROJECT LOCATION																															
Property Address:	Property Location: 800' north of Evergreen Mill Road on Trade West Drive	Adjacent Roads Trade West Drive																													
ELECTION DISTRICT(S) Dulles																															
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION																															
Tax Map Number(s) or Pin Number Reference(s)	Zoning District(s)	Acreage	Zoning Status Existing Proposed																												
162-47-0244	PDGI	5.50	X																												

SURROUNDING LAND USES AND ZONING			
List all surrounding land uses and zoning districts adjacent to the property, including those across roads.			
LAND USE		ZONING	
NORTH	Vacant	PDGI	
SOUTH	Vacant	PDGI	
EAST	Vacant	PDGI	
WEST	Single Family	RC	
APPLICANT(S)			
Company Name	Broad Run Contracting	Company Name	
Name of Person & Title	Blair Hansen	Name of Person & Title	
Mailing Address	PO Box 1550	Mailing Address	
City, State, Zip Code	Ashburn, VA 20146	City, State, Zip Code	
Daytime Telephone	703-433-2000	Daytime Telephone	
E-mail Address	blair@broadruncontracting.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
PROPERTY OWNER(S)			
Company Name	Broad Run Contracting	Company Name	
Name of Person & Title	Blair Hansen	Name of Person & Title	
Mailing Address	PO Box 1550	Mailing Address	
City, State, Zip Code	Ashburn, VA 20146	City, State, Zip Code	
Daytime Telephone	703-433-2000	Daytime Telephone	
E-mail Address	blair@broadruncontracting.com	E-mail Address	
Correspondent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
REPRESENTATIVE(S)			
Company Name	Dewberry	Company Name	
Name of Person & Title	Dave Boeing	Name of Person & Title	
Mailing Address	1503 Edwards Ferry Rd #200	Mailing Address	
City, State, Zip Code	Leesburg, VA 20176	City, State, Zip Code	
Daytime Telephone	703-771-8004	Daytime Telephone	
E-mail Address	Dboeing@dewberry.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Correspondent?	Yes <input type="checkbox"/> No <input type="checkbox"/>
CERTIFICATIONS			
APPLICANT(S): The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.			
 Printed Name of Applicant		Printed Name of Applicant	
 Signature of Applicant		Signature of Applicant	
Date		Date	
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
 Printed Name of Property Owner		Printed Name of Property Owner	
 Signature of Property Owner		Signature of Property Owner	
Date		Date	

March 2, 2009



Dewberry®

Transmittal

1503 Edwards Ferry Rd., Suite 200 Leesburg, VA 20176

Phone 703-771-8004 Metro 703-478-1335

Fax 703-771-4091 Survey Fax 703-771-2630

- ☐ Atlanta, GA
☐ Baltimore, MD
☐ Chicago, IL

- ☐ Fairfax, VA
☐ Fredericksburg, VA
☐ Gaithersburg, MD

- ☐ Lanham, MD
☐ Leesburg, VA
☐ Manassas, VA

 RECEIVED
LAND DEVELOPMENT CENTER

APR 08 2010

 LOUDOUN COUNTY
BUILDING & DEVELOPMENT

To: Loudoun County Building & Development	Date: 4/8/2010	Project No: SPEX-
1 Harrison Street, SE 2nd Floor	Project Name: Broad Run Contracting Dulles Trade Center	
	Reference: West Lot 12	
Leesburg, VA 20175-4099	Carbon Copy:	
Attention: 1st Submission		

We Transmit:

- ☐ as per your request
☐ under separate cover
☐ by mail
☒ by messenger
☐ by pick up
☐ by overnight carrier
☐ _____

the following:

- ☒ prints
☐ specifications
☐ change order
☐ shop drawings
☐ reproducibles
☐ cd
☐ product literature
☐ computations
☐ descriptions
☐ _____

for:

- ☐ your approval
☒ your review and comment
☐ your file/use
☐ revision and submission
☐ distribution
☐ _____

- ☐ as requested by _____
☐ as approved by _____
☐ as submitted for approval by _____
☐ please acknowledge receipt of enclosures
☐ return enclosures to us

Copies:	Date:	Number:	Description:
15			Special Exception
15			Architectural Drawings
1			minimum requirements checklist ✓
1			Land Development Application ✓
1			Statement of Justification ✓
1			record of pre-application conference ✓

Comments:

1	Disclosure of Real Parties in Interest ✓		
1	Tax records ✓	6	Traffic Study ✓
1	mailing labels	1	Fee Check #13804 in ✓
1	wetlands permit ✓		the amount of \$15,750
1	archaeological survey ✓		

If enclosures are not as noted, please notify us at once

Transmittal # 19173

Sent by: Duane Thomas

Dewberry & Davis LLC is an equal opportunity employer and, as such, complies with Section of Executive Order 11246 as amended by Executive Order 11357.

SPEX

SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements

Loudoun County Zoning Ordinance Section 6-1303(A):

Pre-Application Conference. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location, and design of any buildings or structures, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director may waive the pre-application conference requirement in cases where the Director finds such a waiver is not detrimental to the applicant or the County.

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted March 2, 2009.

Approval of use with no land disturbance	\$5,955.00
Approval of use with 1-10,000 SF disturbance, no environmentally sensitive areas	\$6,570.00
Approval of use with disturbance > 10,000 SF or environmentally sensitive areas	\$15,750.00
Zoning Ordinance modifications specified to be processed as special exceptions	\$10,805.00

Section 6-1310, Issues for Consideration, lists factors considered by the Planning Commission and Board of Supervisors in their review. The applicant is encouraged to read this section before completing this application.

*There are specialized checklists for the following types of special exceptions: MDOD (Mountainside Development Overlay); Tenant Dwelling for Seasonal Labor; Small Business in A-3, A-10, A-25; and Removal of Non-conformities. For Special Exceptions to remove nonconforming status or to amend a Concept Development Plan (CDP), pertinent information relating to the application will be discussed at the pre-application meeting. See page 2, Applicant Responsibilities.

LOUDOUN COUNTY DEPARTMENT OF PLANNING

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Broad Run Contracting Dulles Trade Center West Lot 12

Proposed Use: Storage of Solid Waste Vehicles and Containers

Project Location: 850' north of the intersection of Evergreen Mill Road and Trade West Drive within the Dulles Trade Center West Development

Tax Map #(s): 107III7III12I

Parcel #(s): 162-47-0244

Parcel Owner(s): Broad Run Contracting, LLC

Telephone No.: 703-443-2000

Applicant/Authorized Agent: Broad Run Contracting, LLC

Telephone No.: 703-443-2000

Engineer/Surveyor: Dewberry / Dave Boeing

Telephone No.: 703-771-8004

Attorney: _____

Telephone No.: _____

Signature of Person Completing Checklist: 

Date: 3-31-10

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

A. **APPLICANT RESPONSIBILITIES.** The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

B. LAND DEVELOPMENT APPLICATION FORM. Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s). ²	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES</u> . Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (A certificate of payment of taxes is available from the Treasurer's Office.)	X		
D. <u>USE VALUE ASSESSMENT PROGRAM</u> . Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (A Land Use certificate is available from the Department of Financial Services.)			X
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	X		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.	X		
G. <u>BUILDING DESIGN</u> . Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.			
H. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the conference.	X		
I. <u>STATEMENT OF JUSTIFICATION</u> . Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. <u>VICINITY MAP</u> . Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. ¹ Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. ¹	X		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² . b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. ¹ c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹			X

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

K. **SPECIAL EXCEPTION PLAT.** Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	X		
2. The boundary of the property showing bearings and distances. ¹	X		
3. Owner's names and zoning of adjacent property. ²	X		
4. Signature of the property owner or applicant.			X
5. Archaeological or historical features included in the State or National Register of Historic Places. a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.			X
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	X		
7. The proposed location, lighting and type of sign.			X
8. Adjacent property information including property across the road from project: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹ b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹ c. Existing and proposed abutting roads and their right-of-way widths. ¹ d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹ f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.			X

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹ a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	X		
11. Include parking/loading areas.	X		
12. The location and general description of vegetation and existing tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c. Endangered species habitat ⁵ . d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.	X		
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.	X		
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.			X
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²			X
18. If requested by the Planning Director the applicant shall provide: a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			X

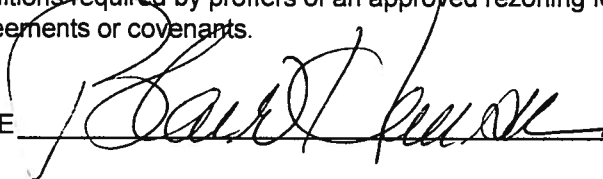
1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.	X		
L. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	X		
1. Study area.	X		
2. Traffic count locations.	X		
3. Trip generation.	X		
4. Traffic volume projections.	X		
5. Level of service analysis.	X		
6. Minimum roadway/intersection level of service standards.	X		
7. Background traffic assumptions.	X		
8. Traffic/trip distribution.	X		
9. Level of service calculation assumptions.	X		
10. Mode choice.	X		
11. Safety locations.	X		
12. Traffic mitigation measures.	X		

- M. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.
- N. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.
- O. CERTIFICATION OF APPLICATION SUBMISSION. I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE



DATE

3/31/10

Application: _____ Accepted _____ Rejected

Checklist Reviewer _____

Date _____

Loudoun County Real Estate Tax, Assessment & Parcel Database

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LAND DEVELOPMENT COUNTER

APR 08 2010

Real Estate Tax - 2009

Map It

Recent Sales

Pay Taxes

Assessment

Owner and Legal - Commercial

PIN: 162-47-0244-000	Tax Map: 101///7///12/
Current Owner Name& Address: BROAD RUN CONTRACTING LLC PO BOX 1550 ASHBURN VA 20146-1550	Jan 1 Owner Name& Address: BROAD RUN CONTRACTING LLC PO BOX 1550 ASHBURN VA 20146-1550
Legal Description: DULLES TRADE CENTER WEST LOT 12 200801240004006P 200809230057356 D/C	Acreage: 5.5 Land Use: No
Annual Taxable Assessment: \$2,755,200	

District: Regular	Supplement:		Tax Rate: 1.245 per \$100 assessed value		
1st Half	Original Due Date: 6/5/2009		Date Levied: 4/8/2009		
Taxable Assessment: \$1,377,600	Waiver Date:		Date Last Paid: 2/5/2010		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$17,151.12				\$17,151.12
Paid:	\$17,151.12	\$1,715.11	\$1,413.08	\$0.00	\$20,279.31
Refunded:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

District: Regular	Supplement:		Tax Rate: 1.245 per \$100 assessed value		
2nd Half	Original Due Date: 12/7/2009		Date Levied: 4/8/2009		
Taxable Assessment: \$1,377,600	Waiver Date:		Date Last Paid: 2/17/2010		
	Tax Amount	Late Penalty	Interest Amount	Fees	Total Amount
Levied:	\$17,151.12				\$17,151.12
Paid:	\$17,151.12	\$1,715.11	\$469.92	\$0.00	\$19,336.15
Refunded:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Due:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Date of Query: 4/6/2010

APR 08 2010

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

LOUDOUN COUNTY
DISCLOSURES OF REAL PARTIES IN INTEREST
AND LAND USE PROCEEDINGS

A. INTRODUCTION

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. See 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

B. INSTRUCTIONS

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: http://inetdocs.loudoun.gov/planning/docs/documentsandfor_index.htm
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, Blair Hansen, do hereby state that I am an

X Applicant

___ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. REAL PARTIES IN INTEREST

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i>PIN</i>	<i>NAME</i> <i>(First, M.I., Last)</i>	<i>ADDRESS</i> <i>(Street, City, State, Zip Code)</i>	<i>RELATIONSHIP</i> <i>(Listed in bold above)</i>
162-47-0244	Blair Hansen	PO Box 1550 Ashburn, VA 20146	Owner/Applicant
	Dewberry & Davis LLC	8401 Arlington Blvd Fairfax, Va 22031	Engineer
	Gorove Slade Associates, Inc	1140 Connecticut Ave, NW Suite 700, Washington DC 20036	Traffic Consultant

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

___ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

Listing of Individual Agents

1. **Broad Run Contracting**
Blair Hansen
2. **Dewberry & Davis**
Duane Thomas
David Boeing
3. **Gorove Slade Associates, Inc.**
Chris Tacinelli
Tushar Awar

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

Owner - Broad Run Contracting, LLC – PO Box 1550 Ashburn, VA 20146

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME <i>(First, M.I., Last)</i>	SHAREHOLDER NAME <i>(First, M.I., Last)</i>
Blair Hansen	

Names of Officers and Directors:

NAME <i>(First, M.I., Last)</i>	Title <i>(e.g. President, Treasurer)</i>
Blair Hansen	

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)
Dewberry & Davis LLC, 8401 Arlington Boulevard, Fairfax, VA 22031

Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

 There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

 There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

 There are more than 500 shareholders and stock is traded on a national or local stock exchange.

Names of Shareholders: The majority member of Dewberry & Davis LLC is The Dewberry Companies LC (99.9997%). The individual members of The Dewberry Companies LC are:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Sidney O. Dewberry	The Michael S. Dewberry Revocable Trust u/a/d 11/23/05 f/b/o The Stephanie A. Dewberry Marital Deduction Trust u/a/d 11/23/05 (f/b/o Stephanie A. Dewberry) and the Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o 4 minor children of Michael S. Dewberry)
Barry K. Dewberry	Michael S. Dewberry (deceased)
Karen S. Grand Pre	Thomas L. Dewberry

Names of Officers and Directors: The following is a list of the Board of Managers of Dewberry & Davis LLC (this entity is manager-managed):

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Sidney O. Dewberry	Chairman of the Board
Barry K. Dewberry	Manager
Ronald L. Ewing	Manager

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

OWNER - Gorove Slade Associates Inc., 1140 Connecticut Ave, NW Suite 700, Washington DC 20036

Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
Christopher M. Tacinelli	
Chad A. Baird	
Daniel B. VanPelt	

Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
Christopher M. Tacinelli	President
Chad A. Baird	Vice President / Treasurer
Daniel B. VanPelt	Vice President / Secretary

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

_____ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. General Partner, Limited Partner, etc)</i>

Check if applicable:

_____ Additional Partnership information attached. See Attachment to Paragraph C-3.

4. **ADDITIONAL INFORMATION**

- a. One of the following options **must** be checked:

____ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

X Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

____ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

Check if applicable:

____ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).


Check if applicable:

____ Additional information attached. *See Attachment to Paragraph C-4(c).*

D. COMPLETENESS

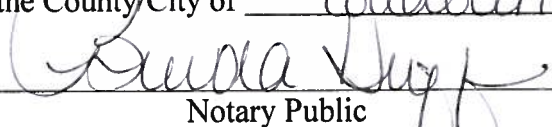
That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:



check one: ☒ Applicant or ☐ Applicant's Authorized Agent
Blair Hansen, President

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 25 day of February, 2010, in
the State/Commonwealth of Virginia, in the County/City of Loudoun.


Notary Public

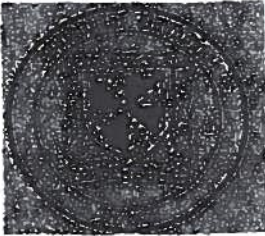
My Commission Expires: 12/31/10

Notary Registration Number: 7103228

Dewberry & Davis LLC
Subordinate Managers (Officers)

Name	Title
Ronald L. Ewing	President
Donald E. Stone, Jr.	Executive Vice President
Lawrence W. Olinger	President, Federal Services
Douglas R. Fahl	Executive Vice President
Louis K. Robbins	Executive Vice President
Kurt R. Thompson	Executive Vice President
Theodore C. Van Kirk	Executive Vice President
Kenneth C. Wilkinson	Executive Vice President
William E. Fissel	Senior Vice President
Douglas D. Frost	Senior Vice President
Gary W. Kirkbride	Senior Vice President
David J. Mahoney	Senior Vice President
Timothy C. McCormick	Senior Vice President
Michael R. Snyder	Senior Vice President
Thomas N. DallaPalu	Vice President
S. Allen Groover	Vice President
John Moynier	Vice President
J. Thomas Seymour	Vice President
Grant M. Smith	Vice President
Jerry W. Sparks	Vice President
Ellis Stanley	Vice President
Jerome Strauss	Vice President
Phillip J. Thiel	Vice President
Laurence W. Zensinger	Vice President
Denice Bracey	Associate Vice President
Timothy C. Culleiton	Associate Vice President
Maggie Mathis	Associate Vice President
Matthew Miller	Associate Vice President
Mark S. Montgomery	Associate Vice President
Jeff Poplin	Associate Vice President
David Maune	Assistant Vice President
Mark H. Reiner	Treasurer
Craig N. Thomas	Secretary
Stephanie L. Chilton	Assistant Secretary
Gilbert R. Jones	Assistant Secretary

APR 08 2010



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

LOUDOUN COUNTY
BUILDING & DEVELOPMENT

RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0086	SPEX
DATE OF CONFERENCE	Broad Run Contracting Dulles Trade Center West	Material Recovery Facility 12/8/2009 11:00am

ATTENDANCE LISTING

NAME	AFFILIATION
VAN ARMSTRONG	Loudoun Co. Planning DEPT.
Scott Canon	Toll Brothers INC.
Bill Fessel	Dewberry
Dave Boeing	Dewberry
Simon R. Phillips	Loudoun OTS
Monica Gorman	Loudoun DCWM
NITA BEARER	B&D Zoning
Pat Giglio	L.C. Planning Dept
Nathan Threlk	B&D Environmental Review

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:

Van Armstrong

12/8/09

Application Fee: SPEX > 10,000 SF : \$15,750

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP 2009-0086	SPEX
DATE OF CONFERENCE	Broad Run Contracting Dulles Trade Center West	Material Recovery Facility 12/8/2009 11:00am

1. ISSUES RAISED BY THE APPLICANT

LOT Zoned PD-GI FOR A MATERIAL RECOVERY FACILITY -
INTERNAL TRANSFERS W/IN BLDG, W/ ACCESSORY BUSINESS
OFFICE. SWM REQUIRED PER LOT. ADJACENT RC W/ STABLE
USES.

TOLL BROS. PARTNERING TO GO GREEN W/ RECYCLED CONSTRUCTION
MATERIAL.

2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

RGP - APPLIES - INDUSTRIAL PLANNED AREA - SUPPORTED
USE EXCEPT S.W. MGMT. PLAN POLICIES. USE LID
TECHNIQUES, CONTROL DEBRIS + WASH DOWN AREA.

ERT - COMMENTS ON SWM APPROACH. IF FUEL DISPENSING,
ISOLATED DRAINAGE.

3. ZONING ISSUES DISCUSSED ___ 1972. ___ 1993 ☒ Revised 1993 Zoning Ordinance

CHECK S-600 (D)(1). CANNOT ADJUT A RESIDENTIAL USE. -
MAY MODIFY BY SPM.I. HOURS OF OPERATION LIMIT.
ACCESSORY OFFICE ONLY ASSOC. W/ USE, NOT TENANTS. (20% MAX.
OF BLDG).

4. TRANSPORTATION ISSUES DISCUSSED

SITE ACCESS TO EVERGREEN MILLS RD. REVIEW TRIP GENERATION.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

CONSTRUCTION & SOLID WASTE - CONTAINERS & SOLID WASTE VEHICLES STORAGE
NOT PERMITTED BY SPEX W/ M.R.F. CODIFIED ORDINANCE - 1080. -
SEIBACKS MORE ENLIGENT THAN Z.O. - 300' FROM RESIDENTIAL USE TO
PROCESSING LOCATION (NOT PARKING/^{EMPTY} STORAGE). SIDE SETBACK OF 200'
IN INDUSTRIAL MAY BE MODIFIED IF INTERNAL TO BLDG. (MIN. 50').
PERMITTED FACILITY^{+ LOT} MUST BE ABSENT OF WETLANDS. * SOLID WASTE MGMT.
PLAN APPLIES - NO NEW^{M.R.F.} FACILITIES ALLOWED BY POLICY.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

SPEX PROCESS ~ 4-6 MONTHS W/ 2 PUBLIC HEARINGS TO
PC. & B.O.S.

Conference Coordinator:

Van O'ty

Date:

12/8/09

Dulles Trade Center West LP
c/o Buchanan Partners LLC
29841 Washingtonian Blvd, Ste.
300
Gaithersburg, MD 20877

Dulles Trade Center West LP
c/o Buchanan Partners LLC
29841 Washingtonian Blvd, Ste.
300
Gaithersburg, MD 20877

Mr. James W. Richards
24770 Evergreen Mills Road
Sterling, VA 20166-2215

Mr. James W. Richards
24770 Evergreen Mills Road
Sterling, VA 20166-2215

Dulles Trade Center West LP
c/o Buchanan Partners LLC
29841 Washingtonian Blvd, Ste.
300
Gaithersburg, MD 20877

Dulles Trade Center West LP
c/o Buchanan Partners LLC
29841 Washingtonian Blvd, Ste.
300
Gaithersburg, MD 20877

SBS Management Service LLC
45710 Oakbrook Court, Ste. 120
Sterling, VA 20166-7223

Dulles Trade Center West LP
c/o Buchanan Partners LLC
29841 Washingtonian Blvd, Ste.
300
Gaithersburg, MD 20877

Dulles Trade Center West LP
c/o Buchanan Partners LLC
29841 Washingtonian Blvd, Ste.
300
Gaithersburg, MD 20877

SBS Management Service LLC
45710 Oakbrook Court, Ste. 120
Sterling, VA 20166-7223

Receipt of Payment

Page 1 of 1

Receipt Number : 109700191
Transaction Number : A000000006753
Payment Method: CHECK
Check Number: 13804



Date: 2010-05-04
Amount: \$15,750.00
Check Escrow Flag: N
Check Writer: BROAD RUN CONTRACT

Detail Information

15,750.00 SPEX-2010-0010 TOTAL FEE